

The Real Estate ANALYST

NOVEMBER 17 1958

REAL ESTATE TAX BULLETIN

Volume XXVII

© by ROY WENZLICK & CO., 1958

Number 49

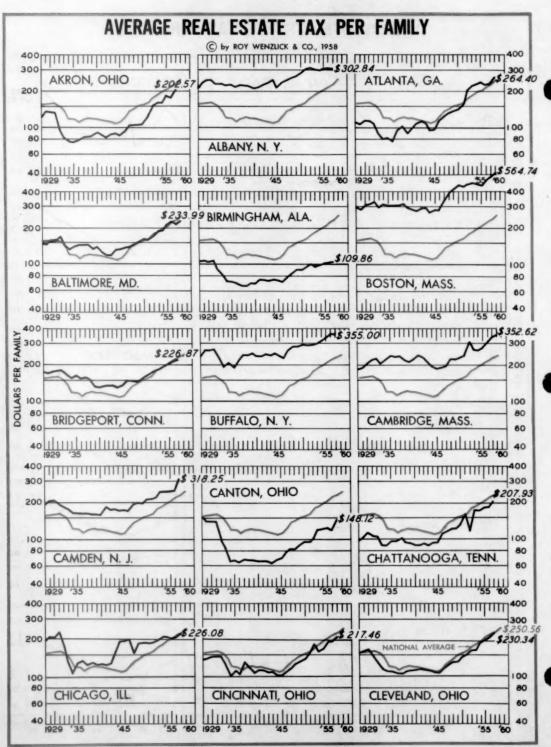
Real Estate Economists, Appraisers and Counselors

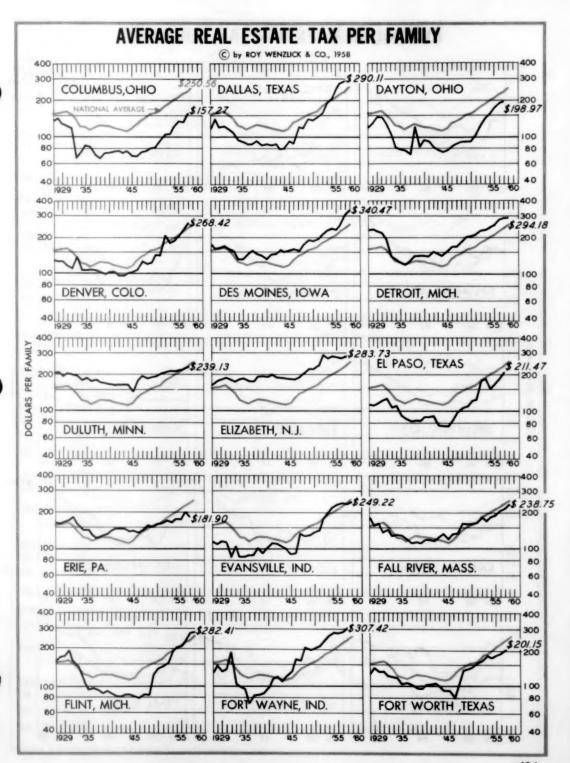
REAL ESTATE TAXES STILL ADVANCING

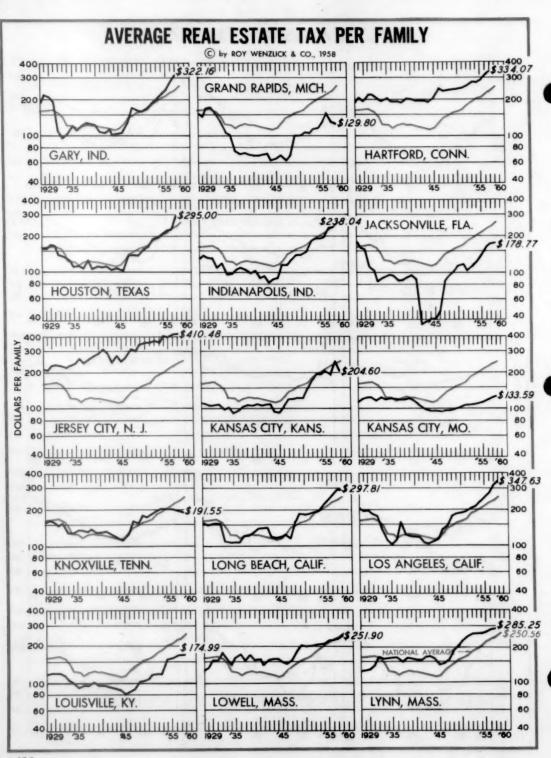
HE average real estate tax load per family is still going up, but at a slower rate. The 1958 preliminary figure is \$250.56 -- up \$12.52 from the final figure for 1957. The percentage increase is 5.2%, compared with 5.6% a year ago.

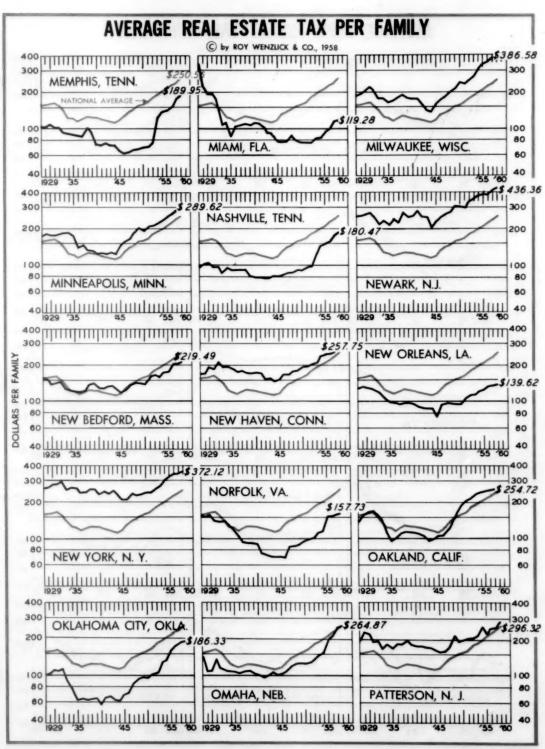
The charts on the following pages show the average tax load per family for each of 93 cities charted from 1928 to the present. The red line on each of these charts shows the average of all cities and the blue line shows the average of each city. On page 496 of this report is a table showing the 93 cities ranked on the basis of the final tax figures for 1957. The preliminary figures for 1958 are shown for most cities, but not all figures were available at the time of publication.

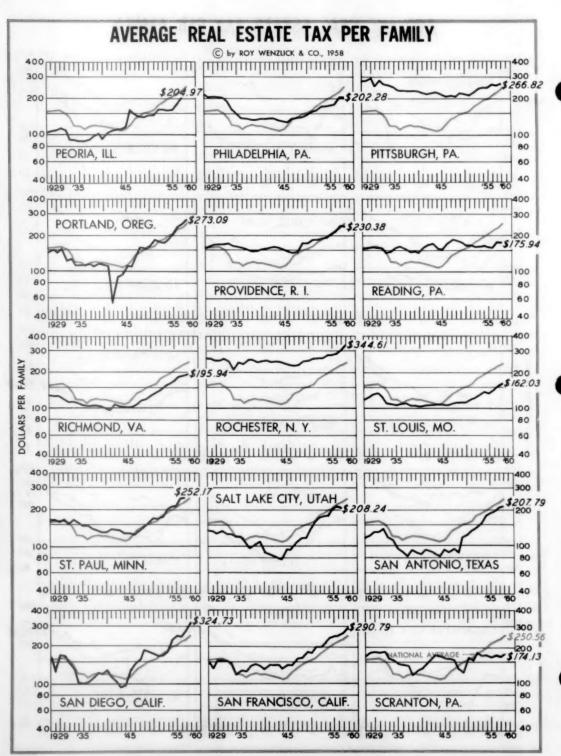


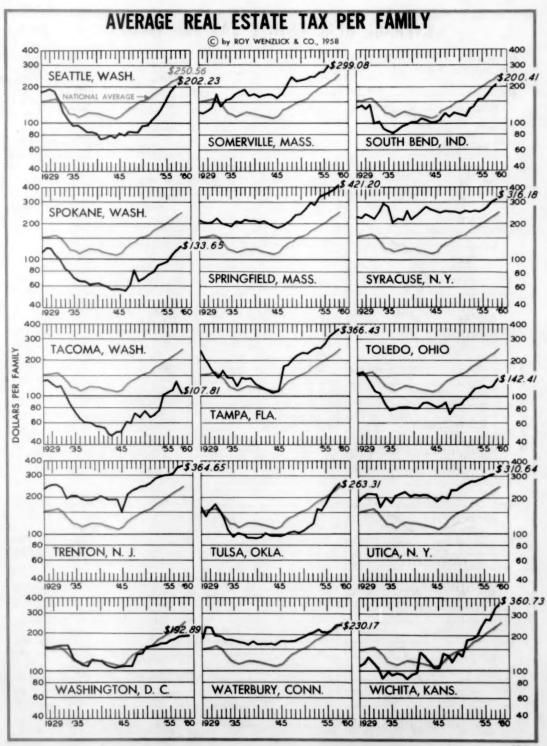








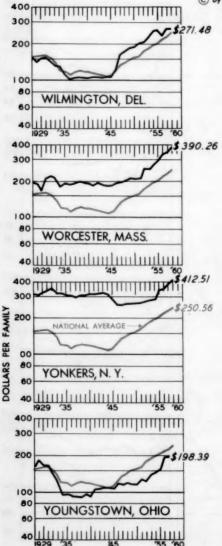




AVERAGE REAL ESTATE TAX PER FAMILY

C by ROY WENZLICK & CO., 1958





9 10 11 12 13 14	City Jersey City, N. J. Mewark, N. J. Mewark, N. J. Meyark, N. J. Meyark, M. J. Meyon, M. M. Y. Trenton, N. J. Buffalo, N. Y. Trenton, N. J. Buffalo, N. Y. New York, N. Y. Worcester, Mass. Cambridge, Mass. Tampa, Fiz. Wichits, Kans. Hartford, Cons. Los Angeles, Calif. Gary, Bd. Des Mötnes, lowa Ultca, N. Y. Fort Wayne, Ind. Albany, N. Y. Syracuse, N. Y.	347.30 346.75 340.01 338.28 335.97 334.07	\$564.74 436.36 421.20 412.51 364.65 372.12 390.26 352.62 366.43 360.73 347.63
9 10 11 12 13 14	New York, N.Y. Worcester, Mans. Cambridge, Mans. Tampa, Flz. Wichita, Kans. Hartford, Conn. Los Angeles, Calif. Gary, Ind. Des Moines, lowa Utica, N.Y. Fort Wayne, Ind. Albany, N.Y.	347.30 346.75 340.01 338.28 335.97 334.07	421. 20 412. 51 364. 65 372. 12 390. 26 352. 62 366. 43 360. 73
9 10 11 12 13 14	New York, N.Y. Worcester, Mans. Cambridge, Mans. Tampa, Flz. Wichita, Kans. Hartford, Conn. Los Angeles, Calif. Gary, Ind. Des Moines, lowa Utica, N.Y. Fort Wayne, Ind. Albany, N.Y.	347.30 346.75 340.01 338.28 335.97 334.07	412.51 364.65 372.12 390.26 352.62 366.43 360.73
9 10 11 12 13 14	New York, N.Y. Worcester, Mans. Cambridge, Mans. Tampa, Flz. Wichita, Kans. Hartford, Conn. Los Angeles, Calif. Gary, Ind. Des Moines, lowa Utica, N.Y. Fort Wayne, Ind. Albany, N.Y.	347.30 346.75 340.01 338.28 335.97 334.07	364.65 372.12 390.26 352.62 366.43 360.73
9 10 11 12 13 14	New York, N.Y. Worcester, Mans. Cambridge, Mans. Tampa, Flz. Wichita, Kans. Hartford, Conn. Los Angeles, Calif. Gary, Ind. Des Moines, lowa Utica, N.Y. Fort Wayne, Ind. Albany, N.Y.	347.30 346.75 340.01 338.28 335.97 334.07	364.65 372.12 390.26 352.62 366.43 360.73
9 10 11 12 13 14	New York, N.Y. Worcester, Mans. Cambridge, Mans. Tampa, Flz. Wichita, Kans. Hartford, Conn. Los Angeles, Calif. Gary, Ind. Des Moines, lowa Utica, N.Y. Fort Wayne, Ind. Albany, N.Y.	347.30 346.75 340.01 338.28 335.97 334.07	390, 26 352, 62 366, 43 360, 73
12 13 14	Tampa, Fla. Wichita, Kans. Hartford, Conn. Los Angeles, Calif. Gary, Ind. Des Moines, Iowa Utica, N. Y. Fort Wayne, Ind. Albany, N. Y.	334.07	390, 26 352, 62 366, 43 360, 73
12 13 14	Tampa, Fla. Wichita, Kans. Hartford, Conn. Los Angeles, Calif. Gary, Ind. Des Moines, Iowa Utica, N. Y. Fort Wayne, Ind. Albany, N. Y.	334.07	352.62 366.43 360.73
13 14	Hartford, Conn. Los Angeles, Calif. Gary, Ind. Des Moines, Iowa Utica, N. Y. Fort Wayne, Ind. Albany, N. Y.	334.07	360.73
13 14 15 16 17 18 19 20	Hartford, Conn. Los Angeles, Calif. Gary, Ind. Des Moines, Iowa Utica, N. Y. Fort Wayne, Ind. Albany, N. Y.	334.07	360.73
16 16 17 18 19 20	Des Moines, Iowa Utica, N. Y. Fort Wayne, Ind. Albany, N. Y.	334,07 324,24 322,16 310,83	347 43
16 17 18 19 20	Des Moines, Iowa Utica, N. Y. Fort Wayne, Ind. Albany, N. Y.	322, 16 310, 83	
17 18 19 20 21	Des Moines, Iowa Utica, N. Y. Fort Wayne, Ind. Albany, N. Y.	310.93	241.00
18 19 20 21	Utica, N. Y. Fort Wayne, Ind. Albany, N. Y.		340.47
19 20 21	Fort Wayne, Ind. Albany, N. Y.	310.64	*
21	Albany, N. Y.	307.42	*
	Rochester M V	302.84	
22	Rochester, N. Y. Syracuse, N. Y. Houston, Texas Long Beach, Calif.	301.45	316.18
23	Houston, Texas	295.00	
24	Houston, Texas Long Beach, Calif. Detroit, Mich. Dallas, Texas	294 83	207.01
26	Detroit, Mich.	291.13 290.11	294.18
27	Minneapolis Minn	289 62	
26	Minneapolis, Minn. Elizabeth, N. J. San Diego, Calif.	283.73 281.94	
29	San Diego, Calif.	281.94	324.73
30	Lynn, Mass. Flint, Mich. Wilmington, Del.	279.20	285.25
32	Wilmington, Del	277.07 268.50	282.41 271.48
33	Wilmington, Del. Denver, Colo. Paterson, N. J. San Francisco, Calif. Pittsburgh, Pa. New Haven, Conn. Camden, N. J. Orbitad Colf.	268.42	
34	Paterson, N. J.	268.38	206.32
35	San Francisco, Calif.	265.21	290.70
37	Pittsburgh, Pa.	259.01	266.82
38	Camden, N. J.	256.83	318.25
39	Pittaburgh, Pa. New Haven, Cons. Camden, N. J. Oakland, Calif. Kansas City, Kans. St. Paul, Minn. Portland, Oreg. Organa Mehr.	254.72	
40	Kansas City, Kans.	252.82	204.60
41	Oakland, Calif. Kansas City, Kans. R. Paul, Minn. Portland, Oreg. Omaha, Nebr. Tulsa, Okts. Waterbury, Coun. Duluth, Mins.	252.17	***
43	Omaha, Nebr.	243.10	273.00 264.87
44	Tulsa, Okla.	242.22	263.31
43 44 45	Waterbury, Conn.	242, 22 239, 76 239, 13 238, 04 238, 04 236, 90 235, 28	230.17
45	Waterbury, Conn. Duluth, Minn. MEDIAN	239.13	***
47	MEDIAN Indianapolis, Ind. Evansville, Ind.	238.04	250.96
40	Evansville, Ind.	236.90	249.22
40	Lowell, Mass.	235.28	251.90
50	Atlanta, Ga. Providence, R. I. Cleveland, Ohio	235.28 233.41 232.78 230.34	364.40 230.38
52	Cleveland, Ohio Bridgeport, Conn. Chicago, El. Baltimore, Md. Fall River, Mnss. Cincinnati, Ohio El Paso, Texas Balt Lake City, Utah	230.34	230.38
53	Bridgeport, Conn.	226.87	
54	Bridgeport, Conn. Chicago, El. Baltimore, Md. Fall River, Mass. Cincinsati, Ohio El Paso, Texas	226.08	
56	Baltimore, Md.	223.34	233.90 238.75
57	Cincinnati, Ohio	217.46	236.79
58	El Paso, Texas Salt Lake City, Utah Chatianooga, Tenn. San Antonio, Texas Peoria, Ili.	211.47	
59	Salt Lake City, Utah	208.24	
61	Chattanooga, Tenn.	207.93	207.79
	Peoria, Ili.	206.51 204.97	201.19
63	Peoria, III. Akron, Ohio Philadelphia, Fa. Seattle, Wash.		
64	Philadelphia, Pa.	202.55	202.28
65	ARTON, Ohio Philadelphia, Fa. Seattle, Wash. New Bedford, Mase. Fort Worth, Texas Dayton, Ohio South Bend, Ind. Knowville, Tenn. Washington, D. C. Richmond, Va. Okiahoem City, Okia. Brie, Pa. Memphis, Tenn.	202. 23	219.49
67	Fort Worth, Texas	201.15	219.49
66	Dayton, Ohio	196.97	
60	Youngstown, Ohio	198.38	
70	Bouth Bend, Ind.	197.29	200.41
72	Washington, D. C.	191.60	101.55 101.73
73	Richmond, Va.	109.05	195.94
74	Oklahoma City, Okla.	105.38	106.33
76	Erie, Pa.	181.90	
77	Brie, Pa. Memphis, Tenn. Nashville, Tenn. Reading, Pa. Jacksonville, Eis	179.30	180.95
78	Reading, Pu.	177.63	175.94
79	Acksonville, Fia. Louisville, Ky. Courabas, Ohio Rorfolit, Va. R. Louis, Mo. Canton, Ohio New Orleans, La. Tacoms, Wash. Grand Randie, Mich.	174.71 171.93	178.77
80	Columbus Chic	171.93	174.90
82	Norfolk, Va.	155.71	157.73
63	R. Louis, Mo.	151,44	163.001
84	Canton, Ohio	146.12	*
85	New Orleans, La.	136.35	139.62
87	Tacoma, Wash. Grand Rapids, Mich. Eansus City, Mo. Toledo, Ohio	135.38 131.00	129, 80
88	Kansas City, Mo.	128.08	133.50
86	Toledo, Ohio	121.10	142.41
90	Kansas City, Mo. Toledo, Ohio Bookane, Wash. Miami, Fin. Birmiagham, Aln. Scranton, Pa. nary.	121.06	133.65
92	Birmingham, Ale	100.00	119.28
90	Scranton, Pa.	107.76	174.13
*Prelimi	nary. tion arrived too late to b		